THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17681-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 546,500.00. AMP Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2026 Christen Rape Notary Public MY COMMISSION EXPIRES: 1/30/27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1449283 DEEDWARR
07/20/2026 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,022.05
20260720-0065461

CHRISTEN T. RAPE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abu-Bakr Jackson	New owner	
1745 16th Avenue North		081-11-0-234.00
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Assurance Development Inc., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abu-Bakr Jackson and Munirah Bomani, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 25 feet of the Southerly 50 feet of Lot No. 353 on the Plan of D T McGavock and Others Addition Called the Addition of the Town of McGavock, Wetmore as of record in Book 21, Page 41, said Register's Office.

Being the same property conveyed to Otis C. Syes, Jr. and Madlene Y. Syes by Warranty deed from James C. and Lois T. Pickett Charitable Remainder Trust of record in Book 11694, page 607, Register's Office for Davidson County, Tennessee, dated June 11, 1998 and recorded on October 07, 1999 and re-recorded on January 31, 2001, in Instrument No. 20010131-0009349. The said Otis C. Syes, Jr. died October 22, 2001.

Being the same property conveyed to S. L. Lampkin, IV by Quitclaim deed from Madlene Y. Syes of record in Instrument No. 20140827-0078422 Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 27, 2014.

Being the same property conveyed to Phillip Taylor by Quitclaim deed from S. L. Lampkin, IV of record in Instrument No. 20180226-0017972 Register's Office for Davidson County, Tennessee, dated February 22, 2018 and recorded on February 26, 2018.

Being the same property conveyed to Elite Contracting and Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Phillip Taylor of record in Instrument No. 20220726-0085251 Register's Office for Davidson County, Tennessee, dated July 08, 2022 and recorded on July 26, 2022

Being the same property conveyed to Taylormade Contracting, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Elite Contracting and Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230322-0020725 Register's Office for Davidson County, Tennessee, dated March 16, 2023 and recorded on March 22, 2023.

Being the same property conveyed to Frank Vukelich by Quitclaim Deed from Taylormade Contracting, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240618-0045736 Register's Office for Davidson County, Tennessee, dated June 17, 2024 and recorded on June 18, 2024 and Affidavit of Re-recording recorded in Instrument No. 20240826-0065325.

Being the same property conveyed to Assurance Development Inc., a Tennessee Corporation by Quit claim Deed from Frank Vukelich of record in Instrument No. 20240830-0067028 Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on August 30, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1745 16th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of July, 2026.

Assurance Development Inc., a Tennessee corporation

BY: Frank M Vukelich, President.
Frank M. Vukelich, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared **Frank M. Vukelich**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Assurance Development, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 17 day of July, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 17, 2026**.

Date

Christen Rabe

Affiant Signature

7/17/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **July**, 20____.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027